

CHAPTER 5

LAND USE

The Village of Barrington encompassed nearly 2,460 acres within its Village limits in 1999. The largest single land use type is single family residential, which accounts for nearly half of the total land area, as identified in Table 4, Land Use Percentage. This Chapter addresses projected land use and population within the ultimate limits of Barrington, evaluation of the area's natural resources, preservation of historic places and the suitability of land for development, and the identification of land area to be withheld from development as public or private open spaces for conversation and recreation.

LAND USE PLAN

Expansion of the Village as described in Chapter 3: Municipal Boundaries, coupled with use of developable sites as proposed in the Chapter 11: Special Planning Area, would result in the distribution of land uses as depicted in Figure 3, Land Use Plan. These projections are included in Table 3, Special Planning Areas – Land Use Projections. Projected population increases related to proposed future residential development are contained in Table 2, Special Planning Areas – Population Projections. The plan for future land use is based on two principles. First, the pattern of existing land use should serve as the basis for future land use in developed portions of the Village. Second, specific direction regarding discrete land use issues should be taken from recent planning studies. The following are the land uses identified on Figure 3, Land Use Plan.

Single-Family Residential:

This land use makes up the largest portion of the Village of Barrington, and has the least potential for new development due to the few remaining undeveloped residential properties. It is imperative that development and/or redevelopment of single-family residential uses be compatible in scale and appearance with existing homes. New residences and renovations shall also respect the surrounding character, architecture, scale, historic nature and natural resources.

Single-family development should be consistent with the provision identified in Chapter 3; Municipal Boundaries, relative to lot size. Siting of residences should be encouraged in order to preserve open space.

Multi-Family Residential:

This land use is scattered throughout the Village and makes up a minor portion of the Village. Although, the Village recognizes a need for this land use, it is recommended that future multi-family development be encouraged in the Village Center.

Commercial (Retail / Office):

Appropriate uses for this land use are convenience goods and services as well as highway-oriented uses. This land use provides the opportunity to diversify and strengthen the economic base of the Village as well as provide additional employment and shopping opportunities

Mixed Use (Retail / Office / Residential):

This land use encompasses the largest portion of commercial land uses within the Village of Barrington, which includes the Village Center. This land use provides the opportunity to diversify and strengthen the economic base of the Village. The Village Center Master Plan has been created to provide for and encourage redevelopment opportunities within the Village Center, which in turn will provide additional employment and shopping opportunities. Development and/or redevelopment within this land use should take into consideration the Village residents' and surrounding residents' shopping and professional office needs. Historic preservation of the existing structures should also be taken into consideration when developing or redeveloping within this land use.

Office / Research:

This land use includes areas for large office and research complexes or locations for corporate headquarters in a campus-like setting. These areas may not have a high volume of customer traffic, but may be labor intensive and employ a large number of people. Therefore, particular attention must be paid to potential traffic concerns. Existing natural features, such as wetlands, creeks, open space and ponds can be used as amenities for these large developments provided care is taken to preserve and protect these features.

Office / Research / Industrial:

This land use includes areas for large office and research complexes or locations for corporate headquarters in a campus like setting. These areas may not have a high volume of customer traffic, but may be labor intensive and employ a large number of people. Therefore, particular attention must be paid to potential traffic concerns. Existing natural features, such as wetlands, creeks, open space and ponds can be used as amenities for these large developments provided, care is taken to preserve and protect these features. The Village has a very limited amount of industrial uses. These uses should be protected and maintained in order to provide a balance of land uses within the Village. This type of use also provides for diversity in economics as well as housing needs.

Public/Institutional:

This land use encompasses public buildings, such as government offices, post offices, schools, libraries, and quasi-public uses such as churches. The Village of Barrington encourages government offices to remain in or near the Village Center. Since these uses promote a high volume of traffic, pedestrian as well as vehicular, particular attention should be paid to the development of adequate parking facilities and pedestrian and bike connections.

Open Space:

This land use includes both publicly and privately owned properties. Open space areas should be maintained and expanded to enhance the character of the community. Open space could be integrated with existing and proposed land uses. Dedications to a tax-exempt, not-for-profit, or municipal entities should be encouraged as part of the development process, in order to expand passive recreational opportunities. Areas of land designated as flood plain or wetlands should be protected from development. Bike and pedestrian ways should be encouraged throughout this land use.

The following recommendations and policies should be encouraged when associated with the development or redevelopment of property within or surrounding the Village of Barrington:

1. Establish impact fees so that new development pays for the increased public services and infrastructure required to serve the development.
2. Reduce the land use impact of commercial/industrial uses adjacent to residential properties by requiring adequate setbacks and landscape buffering (screening) between commercial/industrial uses, including parking lots and residential properties for new development, additions or renovations.
3. Maintain an appropriate balance between the amount of residential, commercial and industrial zoned land.
4. Promote land use patterns that support alternative modes of transportation such as walking, biking, bus or train travel.
5. Encourage subdivisions with “clustered” homes on smaller lots on a portion of the site in exchange for preserving large areas of open space.
6. Encourage all new subdivisions to provide sidewalks and/or bike paths which are connected to a Village-wide network of sidewalks and bike paths whenever possible, in particular, Special Planning areas; 11, 12, 13, and 9. This shall also apply to any property, which is developed or annexed for development not previously indicated.
7. When considering zoning changes and special uses, including planned developments, assess the impacts the development will have on adjacent properties, including unincorporated properties where current neighbors (and potential future residents) of the Village live.
8. Control growth by establishing maximum percentages of impervious surface allowed for new development, limiting development in areas which experience storm water drainage problems, and encouraging developers to preserve open space, natural areas and trees.
9. Encourage multi-family residential development in, or immediately adjacent to, the Village Center, and more affordable senior housing throughout the Village.
10. Provide consistent enforcement of zoning and property maintenance regulations.

11. Ensure that new development occurs on a limited, manageable scale.
12. Ensure that new development is aesthetically pleasing and contextual.
13. The Village Center should focus on providing both unique and convenience-related “niche” uses, especially close to the METRA train station.
14. New office development should reflect current market projections.
15. Areas zoned as ORI (Office /Research / Industrial) should be developed within an appropriate mix of office and other complementary uses.
16. The Village Center is a suitable location for low-rise townhouse or condominium development.
17. Due to a weak industrial market, reuse of industrial properties for mixed-use development is suggested.
18. The current market potential for 60 to 100 suite-type hotel rooms can be accommodated with one hotel development.
19. As there is no apparent market for “factory outlet”-type stores in the Barrington area, this retail development type should not be pursued.

ECOLOGY AND LAND SUITABILITY

Ecology refers to the total pattern of relationships between organisms and their environment. It is especially concerned with the natural factors of climate, geology, physiology, hydrology, pedology, vegetation and wildlife. In pursuit of a quality environment for the Barrington area, it is essential that a desirable blending of these factors be granted high priority and that citizen involvement in conservation issues should be encouraged.

Serious constraints on land use must be initiated along Flint Creek near the western Village limits, in the vicinity of Cuba Marsh north and east of the Village, in the vicinity of Baker’s Lake, and in other scattered smaller areas of low elevation.

The following objectives regarding ecological issues shall be adopted by the Village of Barrington and utilized when associated with the development or redevelopment of land within, or surrounding, the Village of Barrington:

1. Review storm water standards for new developments to determine if there are areas where limitations need to be imposed.
2. Encourage new development to limit impervious surfaces when feasible, especially in areas which already experience drainage problems.

Interpretation of data from Lake County leads to specific findings for the Lake County portion of the Barrington area:

1. Most land is considered suitable for agriculture. The major exception is that area occupied by Cuba Marsh (near Cuba Road and the EJ&E Railroad). Two smaller areas occur on both sides of Illinois 59 south of Illinois 22, and along Flint Creek immediately north of Northwest Highway.
2. A substantial number of areas are considered to have severe limitations for urbanization (see [Figure 2, Flood Plain Map](#) and [Figure 4, Soil Map](#)). The two principal concentrations are along the south and north branches of Flint Creek, and in the general vicinity of Cuba Marsh (including much of the land now occupied by the Fox Point subdivision).
3. Hazards due to wetness are generally confined to the floodplains of watercourses and to the Cuba Marsh area.

Other sources of ecological information are available. Please contact the Village of Barrington, Citizens for Conservation, the Nature Conservancy, Lake County Regional Planning Commission, Northeastern Illinois Planning Commission, US Department of Agriculture or the US Soil Conservation Service for further information regarding plant materials and wildlife habitat improvements in, and around, the Village of Barrington.

OPEN SPACE SYSTEM

Open space is a cherished characteristic of the Barrington area. Because of the proximity of open space to the center of, and surrounding Barrington, it has been a prime contributor to the combination of small town and countryside living unique to the Village.

As a matter of principle, open spaces should form an inter-connected natural system woven throughout the Village and adjacent areas (see [Figure 5, Wetlands Map](#)), with highest priorities being placed on resource features rather than merely on recreational potentials. For that reason, wetlands, watercourses, wooded areas and wildlife habitats should be given primary consideration. For planning purposes, the potential open space system of the entire Barrington area should be divided into primary, secondary and tertiary environmental corridors. The primary environmental corridor would be that which is related to the Fox River, such as Spring Creek and Flint Creek. Tertiary corridors would generally follow the smaller tributaries of such creeks.

In keeping with this approach, preservation is recommended for the major open spaces listed, as follows, in order of priority:

1. *Bakers Lake* is the Village's primary resource. This lake is home to many forms of indigenous plant and animal life. In particular, it is the home of the great blue heron. A primary objective of this lake is to complete a link in the open space system around the eastern and southern boundaries of the Village.
2. *Cuba Marsh* is equally important to the Village of Barrington and even more so to the Barrington area as a whole. It is located along Cuba Road northeast of the Village, partly in unincorporated Lake County and partly in the Village of Deer Park. It is the most important ecological micro-system within the influence of the Village, north of the county line. Cuba Marsh, together with Bakers Lake, Thunderbird Country Club and Deer Park Forest Preserve, form a complete environmental corridor around the eastern half of the Village.
3. The *Flint Creek Corridor* provides similar, though less extensive opportunities to create an open space around the western side of the Village. Nevertheless, a coordinated effort initiated by the Village in cooperation with the Village of Barrington Hills, the Village of Lake Barrington, and the Barrington Area Council of Governments can achieve major benefits. Steps should be taken to protect the watercourse and its shorelines as it passes along the western Village boundaries from Hawthorne Lake.
4. *Thunderbird Country Club*, although owned privately, provides a link to the environmental corridor surrounding the eastern half of the Village. This area should be maintained as open space and should be protected from potential redevelopment beyond existing recreational purposes.
5. Wetlands, as defined by [Figure 5, Wetlands Map](#), but not falling within the previous corridors, are also worthy of preservation. These wetlands can be preserved in much the same way as the small lake and park area currently located in Fairhaven Estates or as part of a public open space acquisition program.
6. Open space can be developed and maintained, outside of the core area, in Neighborhoods 1, 2, 3, 6 and 18, and the 180 foot deep strip commercial area along US Route 14, by requiring that all storm water detention basins be located within grassed areas and not within parking lots. Consideration should also be given to amendments to the storm water detention regulations.
7. Consideration should be given to preserving the countryside and open space characteristics of the Village when approached from the north and south on Route 59 and Barrington Road, as well as from the east and west along Main Street (Lake/Cook Road).